



High Wellstead in Ayton is a wonderful detached 4/5 bedroom, 3 public room bungalow situated in one of Berwickshire's most popular villages. The property lies very close to Ayton High Street and only a short drive from Reston Train Station.

High Wellstead, 6 Welltower Park, Ayton, Scottish Borders, TD14 5RR

 4  3  3

 288 SQ M

Guide Price £495,000

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About this property

High Wellstead is positioned on the edge of the attractive village of Ayton, in the Scottish Borders. The property is within very easy walk of the village which offers all the amenities one would expect from a thriving Borders village including a primary school, village hall, play park, an excellent, well stocked local shop and Ayton Castle with its abundant walks and attractions.

High Wellstead is a 4/5 bedroom detached bungalow, built in 2001 by John Brown Builders, offering approximately of 288 sq m / 3100 sq ft of family accommodation. This wonderful home is in excellent condition inside and out and benefits from a 4Kw solar array, double glazing throughout, mains gas central heating and a light and bright atmosphere. The accommodation within is flexible and versatile and flows naturally from room to room and of particular note is the Drawing Room which offers direct access outside to the patio and garden.

High Wellstead has attractive mature garden grounds which surround the property on all sides. To the rear is a raised southwest facing decked area which can be accessed via the conservatory and the utility room. The decking in turn leads to a patio area and extended area of garden grounds which are mainly laid to lawn with mature borders. This area also has rural views over the surrounding countryside, a garden shed which is hidden behind shrubbery and a number of fruit canes and small vegetable patch. At the front there is a double garage which has water, power and a roller door, plenty parking on the driveway and an attractive front garden with flower beds and lawn.

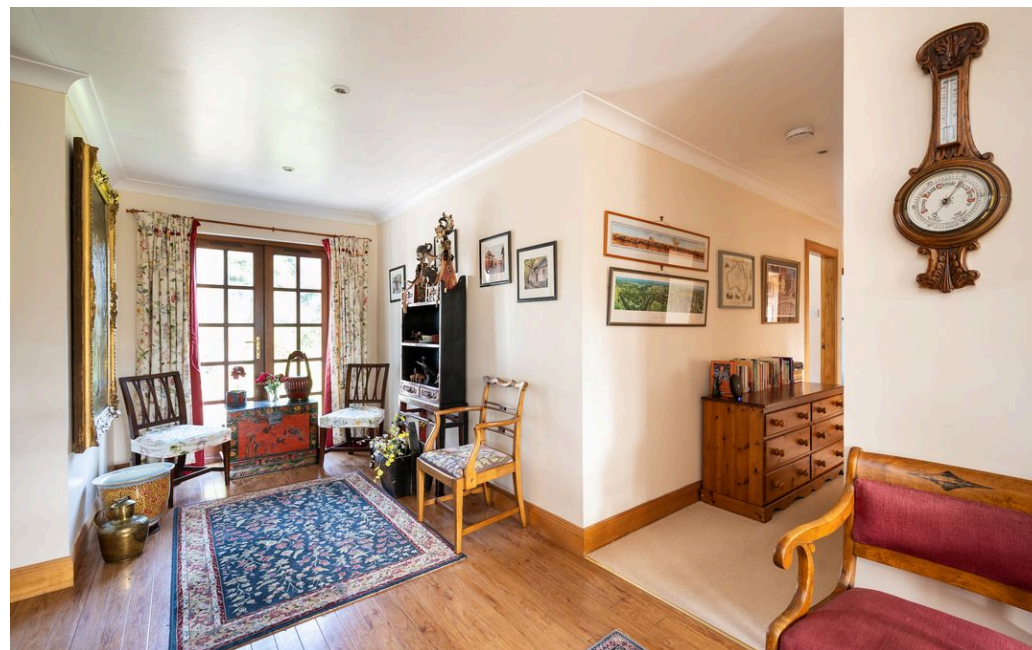


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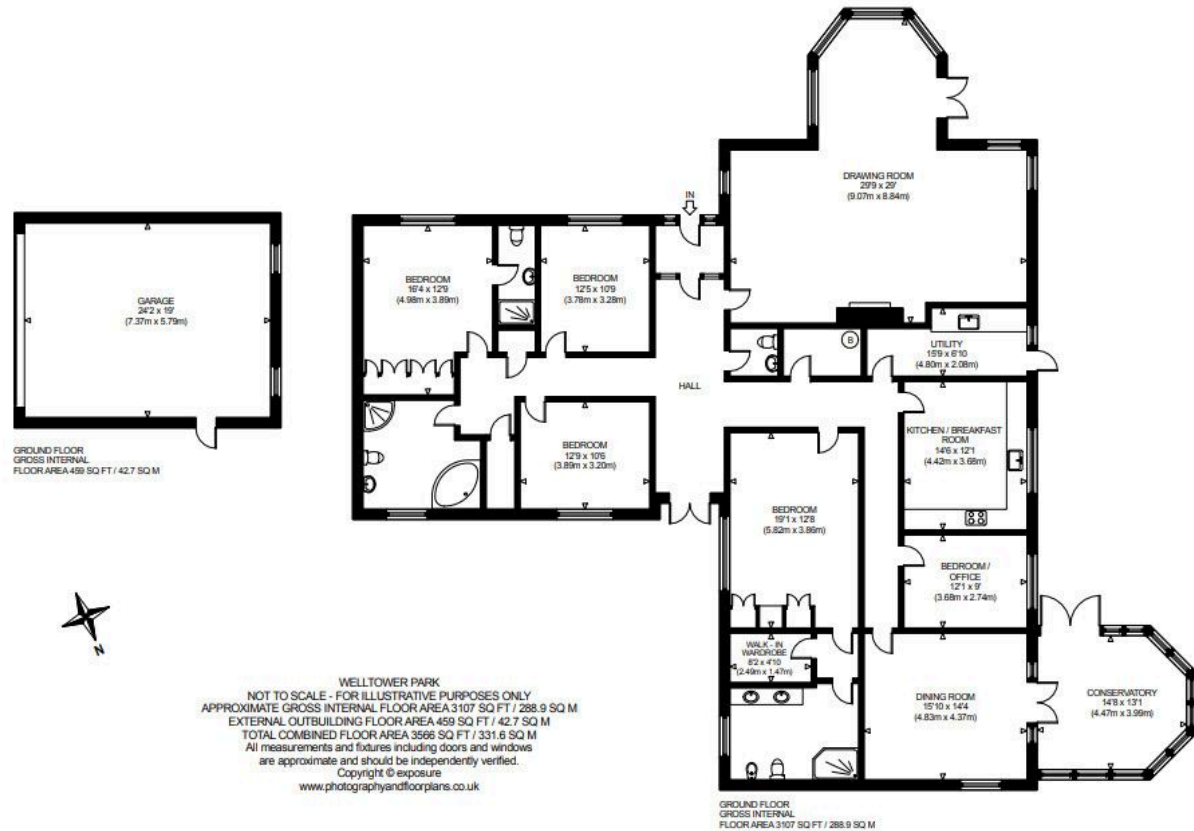
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Plans

Approx. gross internal floor area
288 square meters

Accommodation Comprises

Vestibule, Reception Hallway, Drawing Room, Dining Room, Conservatory, Kitchen / Breakfast Room, Principal Bedroom (En-Suite & Dressing Room), Bedroom 2 (En-Suite), 2 Further Bedrooms, Family Bathroom, Cloakroom, Home Office / Bedroom 5, Utility Room, Ample Storage.



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Local Area

Ayton lies in the heart of the Berwickshire countryside, close to the new Reston Train Station which is a sub-station of the main East Coastline connecting London to Aberdeen, makes commuting to Newcastle or Edinburgh very quick and easy. The station is only 3 miles from Welltower Park and offers easy parking and numerous services north and south. Ayton Primary School has an excellent reputation. The High School in Eyemouth is also highly thought of and is situated nearby. Belhaven Hill School in Dunbar and Longridge Towers School near Berwick are both very well-regarded independent schools in the area.

There are a number of larger towns near Ayton, the closest being Eyemouth which is approximately 2.5 miles northeast. Eyemouth is a fishing port with a picturesque harbour and a sandy beach. It has an excellent range of amenities including a Co-op supermarket and a range of local shops including a first-class butcher, home bakery and fishmonger.

The historic market town of Berwick upon Tweed is 8 miles south of Ayton just off the A1 and in Northumberland. Berwick houses all the major supermarket chains, good local shopping, a number of historical attractions within its medieval walls, numerous restaurants and cafes and the Maltings Arts Centre.

Ayton is a quiet, attractive and peaceful village but offers excellent links to Edinburgh, Newcastle and even London. The A1 trunk road provides easy commutable access to Scotland's capital city and Newcastle which Berwick upon Tweed's mainline train station offers a regular service up and down the country, with London being only a 3 ½ hour journey away.



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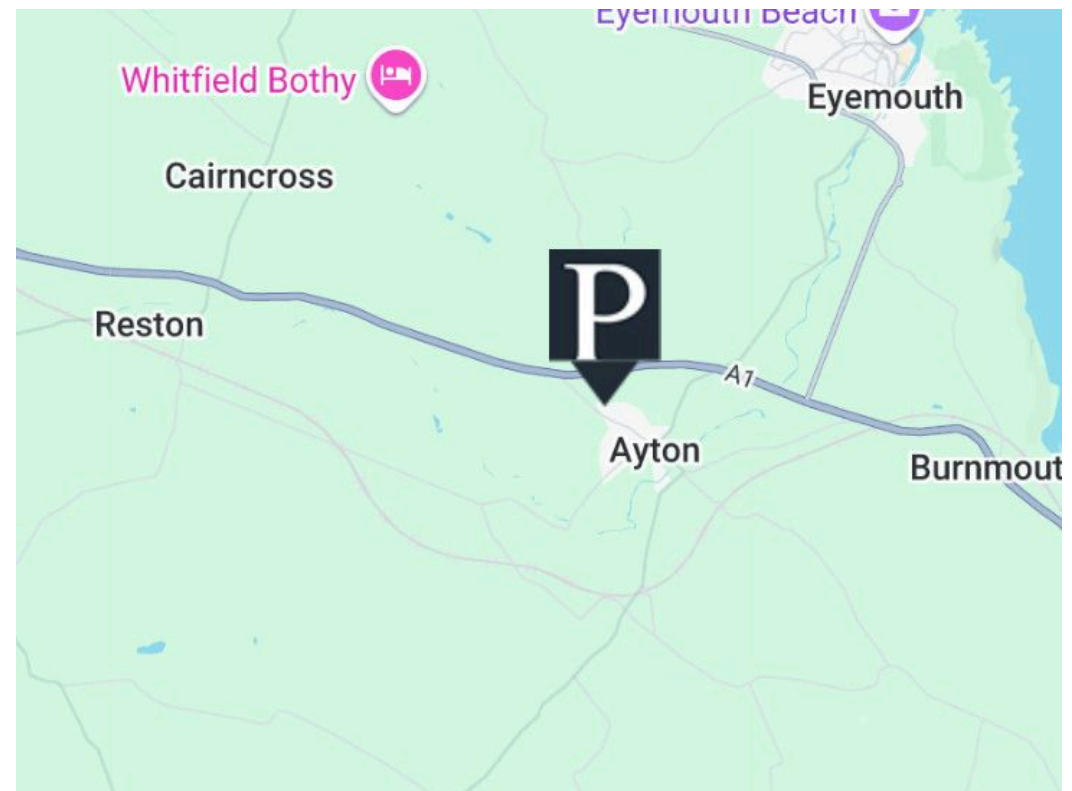
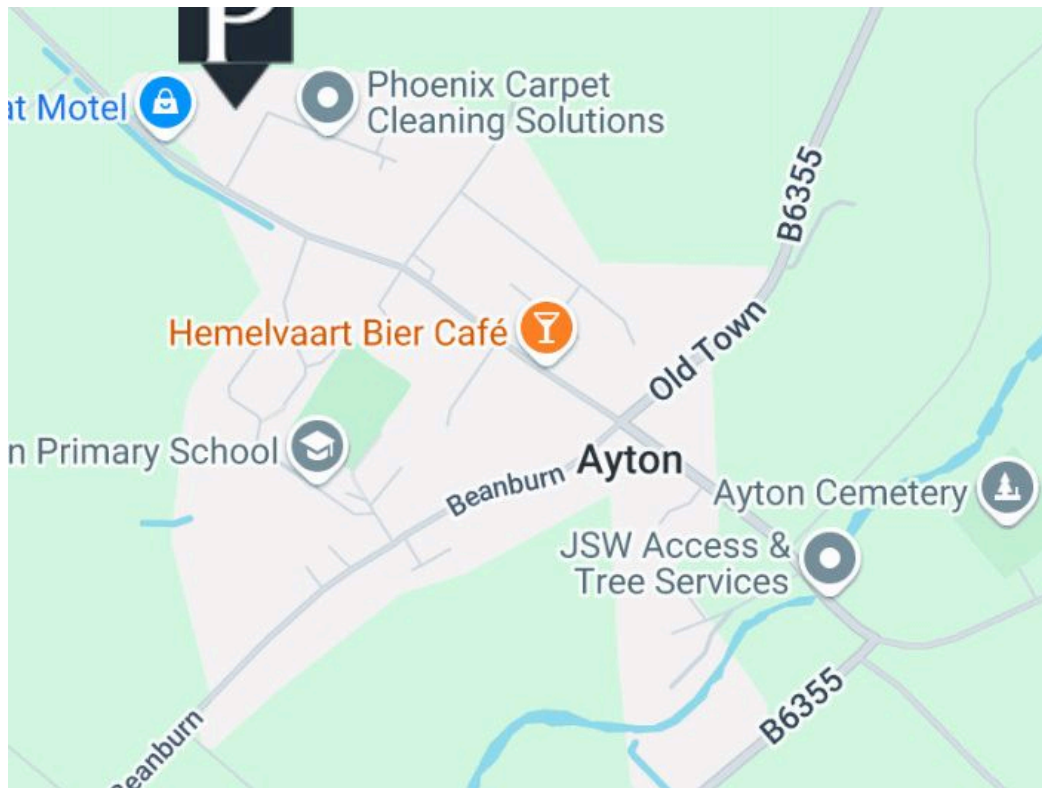
Location

Distances

Reston Train Station 3 miles, Berwick Train Station 8 miles, Belhaven School 22 miles, Longridge Tower School 11 miles, Duns 12 miles, Kelso 24 miles, Melrose 35 miles, Edinburgh City Centre 49 miles, Newcastle 73 miles.

(distances are approximate).

What3Words



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Key Information

Local Authority

Scottish Borders Council

Council Tax

Band = G


Tenure

Freehold

EPC

EPC

EPC Rating = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

General Remarks

Services: Mains gas, water, drainage and electricity. 16 solar panels (4 Kw system). Superfast Broadband (Up to 53Mbps) is available.

Fixtures and Fittings: All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation: All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment

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